

November 10, 2009

The Special Joint Meeting of the Union Township Committee and Union Township Planning Board/Board of Adjustment to order by Mayor Dziubek at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mrs. Dziubek, Mr. Bischoff, Mrs. Corcoran, Mr. Badenhausen, Mr. Ryland, Mr. Nace, Mr. Kastrud, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mr. Walchuk, Mr. Taibi

Others Present: Committee Members Haynes, Mazza and Severino, Atty. Mark Anderson, Carl Hintz, Steve Balzano, Kevin Smith

The purpose of the Joint Meeting was to update the Committee and Planning Board on Conformance with the Highlands Regional Master Plan, Modules 3, 6 & 7, as well as the Petition. Mr. Balzano presented an overview of the Model Land Use Ordinance as prepared by the State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan.

Mr. Hintz explained the Township's Affordable Housing Obligation. The three components are the Rehabilitation, Prior Round and Third Round Obligations. Mr. Hintz said it was the consensus of the Union Township Highlands Subcommittee to work with the numbers calculated by COAH.

Mr. Balzano referenced Module 6, the Land Use Ordinance. He asked that any comments on the Draft Land Use Ordinance be submitted to him by November 23, 2009. The Document will be finalized for the Township Committee's December 2, 2009 meeting, at which time they will introduce a Resolution to submit the Petition to the Highlands. Mr. Balzano said Home Rule would be retained wherever possible. He said the financial impact on property owners should be considered. Mr. Balzano explained the differences in regulations for the Planning and Preservation Areas. Prior approvals would not be subject to the Ordinance unless the approvals had expired. Mr. Balzano asked the Planning Board to recommend that the Governing Body submit the Petition to the Highlands Council by December 8, 2009.

Mrs. Corcoran made a motion to recommend to the Governing Body that they submit the Petition, in Draft, to include the Planning and Preservation Area, to the Highlands Water Protection and Planning Council by December 8, 2009. Mrs. Dziubek seconded the motion.

Vote: Ayes: Mrs. Corcoran, Mrs. Dziubek, Mr. Bischoff, Mr. Badenhausen, Mr. Ryland, Mr. Nace, Mr. Kastrud, Mr. Kirkpatrick

It should be noted for the record that Mr. Ford left the meeting at 8:00 p.m.; hence, he was not present when the above action was taken.

**Public Comments:** None

**Motion to Adjourn:** Mrs. Corcoran made a motion to adjourn. Mr. Bischoff seconded the motion. (8:35 p.m.)

Vote: All Ayes, No Nays, Motion Carried

**Grace A. Kocher, Secretary**